

**BELGRADE CITY COUNTY PLANNING BOARD
MEETING MINUTES
3/28/2022 7:00 P.M.
BELGRADE CITY HALL
91 East Central Avenue, Belgrade, MT**

Chairperson Sandy Lee called the meeting to order. Board members in attendance were Sandy Lee, Bill Dreyer, Elizabeth Marum, Judy Doyle, Jocelyn Kent, Mike Meis, Art Gillespie, and John Youngberg. Other people in attendance were Jim Doyle, Mark Fasting, Todd Waller, Eric Wohl, Kelsey and Daniel Raymond, Stephanie Miner, Karl Swenson, Josh Smith, Planning Assistants Levi Simonson and Kristin Spadafore, and Planning Director Jason Karp.

1) Decision to release the minutes of the 1/31/2022 Planning Board meeting.

ACTION: Board Member Youngberg moved to release the minutes of the 1/31/2022 Planning Board meeting. Member Meis seconded the motion. All voted aye, the motion carried unanimously.

2) Decision to release the minutes of the 2/28/2022 Planning Board meeting.

ACTION: Board Member Doyle moved to release the minutes of the 2/28/2022 Planning Board meeting. Member Kent seconded the motion. All voted aye, the motion carried unanimously.

DISCUSSION AGENDA

3) Public hearing and recommendation to the Belgrade City Council regarding Preliminary Plat approval of Jackrabbit Reserve Major PUD/Subdivision. (This item was tabled until the April 25, 2022 Planning Board meeting at the request of the applicant).

ACTION: Board Member Youngberg moved to table the application until the April 25, 2022, Planning Board Meeting. Member Dreyer seconded the motion. All voted aye, the motion carried unanimously.

4) Public hearing and recommendation to the Gallatin County Commission on a CUP request to allow a guest house in the East Gallatin Zoning District.

- a) Planning Staff's report: Levi Simonson presented the staff report, detailing the proposal and its conflict with the covenants.
- b) Applicant presentation: Daniel and Kelsey Raymond described their proposal and stated that they wished to complete this project to care for a family member. They also noted that there are only three properties that are subject to the covenants and that they had met as a Homeowners Association to discuss the application.

- c) Public comment: One public comment letter in opposition of the application was submitted to the Board. No additional public comment was provided at the meeting.
- d) Board discussion: There was discussion regarding the County's authority over covenants and whether a CUP could be granted with conditions based on HOA approval.

ACTION: Board Member Meis moved to recommend approval of a CUP request to allow a guest house in the East Gallatin Zoning District to the Gallatin County Commission. Board Member Gillespie seconded the motion. The motion carried 4-3 with the dissenting votes from Youngberg, Doyle, and Kent.

5) Request for Planning Board comments and discussion regarding the Yellow Iron Subdivision Pre-Application.

- a) Planning Staff's report: Levi Simonson introduced the application.
- b) Applicant presentation: The applicant gave a description of the project with specific focus on the following points:
 - Access to the site
 - The project will be developed in a single phase
 - Lot 8 will primarily be used for storm drainage
 - Parkland dedication
 - Irrigation ditches in proximity to the site
 - Easements
 - Access to adjacent mobile home park
 - Shared driveways
- c) Board discussion: The following discussion took place:
 - Jason Karp inquired as to whether the applicant was aware of the location of the mobile home park lift station.
 - The project engineer was aware of the lift station location.
 - The board inquired about the unbuilt road easement to Oro Ln.
 - Bill Dreyer asked if the applicant had discussed connection of the mobile home park to city services.
 - The applicant stated that they did not want to connect.
 - Mike Meis suggested the applicant work on a street lighting plan.

No action was required for this item.

6) Request for Planning Board comments and discussion regarding the Jackrabbit Crossing Subdivision Pre-Application.

- a) Planning Staff's report: Levi Simonson introduced the application.
- b) Applicant presentation: The applicant gave a description of the project with specific focus on the following points:
- Intersections onto Jackrabbit Lane.
 - Intersections onto Cameron Bridge Rd.
 - Access and easements
 - Phasing Plan
 - Parklands
 - PUD proposals
 - Commercial and residential uses
 - Live work units
 - No storage units (mini warehouses)
 - Architectural continuity
- c) Board discussion: The following discussion took place:
- Art Gillespie asked the timeline for full buildout
 - Todd Waller (Applicant) gave an estimate of 10 years
 - Mike Meis asked what would be built in the R3 zones
 - The applicant said it would be townhomes and condos
 - Jocelyn Kent asked about the connections to Cameron Bridge Rd
 - The applicant replied that it would meet applicable standards
 - Youngberg stated that a well and storage tank may be needed to serve the needs of the project
 - Marum suggested that multimodal transportation be planned for

No action was required for this item.

7) Discussion regarding Additional Dwelling Units (ADUs)

- a) Planning Staff's report: Levi Simonson introduced the topic and proposed documents.
- b) Board discussion: The following topics were discussed:

- John Youngberg stated that single family zoning was a guarantee to people in those neighborhoods
- Jocelyn Kent stated that parking is a problem with added units
- Art Gillespie stated that with the current housing market it is a good option for some people
- John Youngberg mentioned HOA covenants
- Elizabeth Marum stated that she is strongly in favor
- Jason Karp suggested that the Board research ADU's and discuss with citizens
- There was discussion on how to enforce ADU's that are being built under claims that they are not ADU's
- It was mentioned that ADU's are encouraged by the Growth Policy
- Sandy Lee asked what Manhattans ADU Policy is

UPDATES

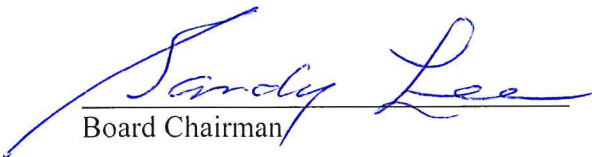
- None presented

DATE FOR NEXT MEETING (Monday, April 25, 2022, 7:00 pm)

SUGGESTED ITEMS FOR NEXT AGENDA

- None presented

ADJOURN-Chairman Lee adjourned the meeting at 8:58 pm.


Board Chairman


City Admin Support Staff